# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

34 Nott Street Balwyn VIC 3103

### Indicative selling price

Mediar (\*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$2,550,000	&	\$2,800,000
n sale price				
e house or unit as applicable)				

Median Price	\$2,605,000	Prope	erty type House		Suburb	Balwyn	
Period-from	01 Jan 2021	to	31 Dec 2	2021	Source		Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
26 Empress Road Surrey Hills VIC 3127	\$2,882,000	25-Nov-21	
14 June Avenue Balwyn North VIC 3104	\$2,545,000	16-Dec-21	
33 Harrington Avenue Balwyn North VIC 3104	\$2,610,000	24-Dec-21	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 January 2022

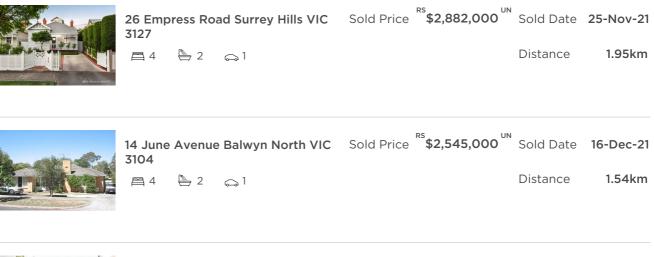


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This property is open for inspection.	33 Harrington Avenue Balwyn North VIC 3104			Sold Price	<sup>RS</sup> \$2,610,000	Sold Date	24-Dec-21
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RS = Recent sale UN = Undisclosed Sale

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